

City of Port St. Lucie

City Council

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Meeting Minutes - Draft

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna, Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, September 8, 2025	1:00 PM	Council Chambers, City Hall
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Meeting to Follow the 12:30 PM GFC Meeting* *Request to Table Item 4A
Addition of Item 7L

1. Meeting Called to Order

A Regular Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on September 8, 2025, at 1:00 p.m., in Council Chambers at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Mayor Martin

Councilman Bonna

Vice Mayor Caraballo

Councilwoman Morgan

Councilman Pickett

3. Invocation & Pledge of Allegiance

The City Clerk gave the Invocation, and Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Hear an Update from St. Lucie Public Schools

[2025-846](#)

(Clerk's Note: This item was previously tabled.)

5. Public to be Heard

Dodi Spence spoke relating to comments heard at the August 26, 2025, City

Council meeting & requested the cost for the City's rebranding.

Carrie Beck, Treasure Coast Blue Star Mothers, invited the City Council and the Public to attend the memorial on September 21, 2025.

6. Additions or Deletions to Agenda and Approval of Agenda

Vice Mayor Caraballo moved to approve the Agenda with the addition of Item 7I. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

7.a Approval of the August 11, 2025 Regular City Council Meeting Minutes [2025-828](#)

Approved

7.b Approve a Major Site Plan for Shoppes at the Heart Phase II, Lot 1 (P25-084). [2025-822](#)

Approved

7.c Approval of a Major Site Plan for Shoppes at the Heart Planet Fitness (P25-034) [2025-827](#)

Approved

7.d Approve Sponsorship Request from Treasure Coast Blue Star Mothers. [2025-840](#)

Approved

7.e Approve Additional Expenditures for FY 24/25 Under Contract #20210049 - Flygt Products & OEM Parts and Services. [2025-801](#)

Approved

7.f Ratify Original Contract and Amendment #1 and Approve Amendment #2 to Renew Contract #20220026 for a License Plate Recognition Commercial Data Subscription. [2025-764](#)

Approved

7.g Approve Contract #20250146 TNVR Program for Veterinary Services. [2025-789](#)

Approved

7.h Approval of Amendment #1 to Contract #20231100: Animal Shelter, Board & Care (Humane Society). [2025-806](#)

Approved

- 7.i** Approve Amendment #2 for Contract #20230061 - Design & Permitting for Hogpen Slough Stormwater Treatment Area (STA). [2025-823](#)

Approved

- 7.j** Award Contract #20250164 for the Duck CT Park Phase 2 Project. [2025-773](#)

Approved

- 7.k** Approve Amendment #3 to Contract #20190129 with Azteca Systems, LLC for the CityWorks Software License & Maintenance Agreement. [2025-799](#)

Approved

- 7.l** Appointment of Mayor to The Council on Aging Board [2025-859](#)

Approved

Approval of the Consent Agenda

Councilwoman Morgan moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 25-46, an Ordinance Rezoning a 0.27-Acre Property, Located at the Northeast Corner of SW Gatlin Boulevard and SW Brighton Street, from Single-Family Residential (RS-2) to General Commercial (CG) for Property Legally Described as Port St. Lucie Section 16, Block 1501, Lot 1. [2025-768](#)

The City Clerk read Ordinance 25-46 aloud by title only.

Councilman Pickett moved to approve Ordinance 25-46. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-47, an Ordinance Rezoning a 0.46-Acre Property, Located East of SW Biltmore Street, From General Commercial (CG) Zoning District to Service Commercial (CS) Zoning District For Property Legally Described As Port St. Lucie Section 28, Block 75, Lots 6 And 7 (P25-111) [2025-774](#)

The City Clerk read Ordinance 25-47 aloud by title only.

Councilman Bonna moved to approve Ordinance 25-47. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-48, Authorizing the Acquisition of 104.91 Acres of Real Property known as Rosser Lakes; Authorizing the Conveyance of a Non-Exclusive, Perpetual Access Easement therein of Approximately 7.41 Acres in Favor of Rosser Lakes; and Authorizing the Conveyance of a Ground Lease within the Access Easement Premises to Rosser Lakes. [2025-683](#)

The City Clerk read Ordinance 25-48 aloud by title only.

Vice Mayor Caraballo moved to approve Ordinance 25-48. Councilman Pickett seconded the motion. Under discussion, Vice Mayor Caraballo thanked staff for acquiring the property to preserve and conserve within the city. The motion passed unanimously by voice vote.

9. Other Public Hearings

There was nothing scheduled for this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-51, Public Hearing, an Ordinance Approving Utility Rate Increases for Water, Wastewater and Reclaimed Water Rates [2025-759](#)

The City Clerk read Ordinance 25-51 aloud by title only.

Kevin Matyjaszek, Utilities System Director, explained the need for an increase in costs.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Mayor Caraballo moved to approve Ordinance 25-51. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 25-52, Public Hearing, an Ordinance Amending Title VI - Public Utilities, Chapter 65, "Water System User Rules" of the Code of Ordinances of the City of Port St. Lucie by Amending Section 65.07 "Water Conservation for Landscape Irrigation". [2025-760](#)

The City Clerk read Ordinance 25-52 aloud by title only

Mr. Matyjaszek explained that this was a housekeeping item to be consistent with South Florida Water Management.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 25-52. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 25-53, Public Hearing, Abandoning a Portion of a [2025-793](#)
Twenty (20) Foot Wide Rear Utility and Drainage Easement
Affecting Lot 8, Block 1837, Port St. Lucie Section Seven,
According to the Plat thereof, as Recorded in Plat Book 12,
Pages 37A through 37F, of the Public Records of St. Lucie
County, Florida.

The City Clerk read Ordinance 25-53 aloud by title only

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 25-53. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 25-54, Public Hearing, Abandoning a Portion of a [2025-794](#)
Twenty (20) Foot Wide Rear Utility and Drainage Easement
Affecting Lot 3, Block 15, First Replat in Port St. Lucie
Industrial Park Unity One, According to the Plat Thereof, as
Recorded in Plat Book 23, Pages 6, 6A through 6D, of the
Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 25-54 aloud by title only

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Mayor Caraballo moved to approve Ordinance 25-54. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 25-55, Public Hearing, an Ordinance Amending [2025-825](#)
Title III - "Administration," Chapter 35 - Finance; Purchasing,
of the Ordinances of the City of Port St. Lucie, Florida, by
Amending Section 35.08, Formal Bidding Required for
Certain Purchases; Exceptions; Adding Section 35.22,
Authorization for Cybersecurity, Security, and Firesafety
Purchases; Providing for Severability, Providing for
Codification, and Providing an Effective Date.

The City Clerk read Ordinance 25-55 aloud by title only.

Caroline Sturgis, Office of Management and Budget, explained the need for the exemptions as well as the additional need for cyber, fiscal & fire securities.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilwoman Morgan moved to approve Ordinance 25-55. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 25-R52, Authorizing the Acceptance of a Quit Claim Deed for Real Property Described as Tract F, First Replat in Port St. Lucie Section Forty-Six as Recorded in Plat Book 25, Page 32, of the Public Records of St. Lucie County, Florida, from the Port St. Lucie Governmental Finance Corporation. [2025-710](#)

The City Clerk read Resolution 25-R52 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 25-R52. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 25-R53, Authorizing the City Manager to Execute Grant Agreement QG024 with the State of Florida Department of Environmental Protection ("FDEP") for Improvements to the Westport Wastewater Treatment Facility. [2025-821](#)

The City Clerk read Resolution 25-R53 aloud by title only.

Councilman Bonna moved to approve Resolution 25-R53. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 25-R54, Authorizing the Acceptance of a Donation of Real Property Described as Tract RW-1 and Tract RW-2, Southern Grove Plat 45, as Recorded in Plat Book 121, Page 3, of the Public Records of St. Lucie County, Florida. [2025-761](#)

The City Clerk read Resolution 25-R54 aloud by title only.

Councilman Pickett moved to approve Resolution 25-R54. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 25-R55, A resolution of the City of Port St. Lucie, Florida, authoring the entrance into and execution of a renewal agreement and second amendment of an interlocal agreement relating to hogpen slough.

[2025-735](#)

The City Clerk read Resolution 25-R55 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 25-R55. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled for this item.

13. New Business

There was nothing scheduled for this item.

14. City Manager's Report

The City Manager informed the City Council that the C-23 Canal Project was interviewed on a podcast.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: Amore Grand Opening, City Council field trip, Fire Board meeting. She discussed how the County had diverted traffic through a neighborhood over the weekend as well as the success of the Community Job Fair.

Councilman Pickett: Legislative luncheon, Police Awards, Amore Grand Opening, Nursing Home, Treasure Coast Council of Local Government, City Council field trip, Caribbean American Cultural Group. Discussed the Keep Port St. Lucie Beautiful pop up clean up.

Vice Mayor Caraballo: Groundbreaking on Project King, City University, PD Awards, Legislative luncheon, nursing home, City Council field trip, Opioid Abatement meeting. Discussed how the Port District was a finalist in the 2025 Great Places in Florida People's Choice Award.

Councilman Bonna: Legislative luncheon, Caribbean American Cultural Group, Amore Grand Opening, Town Hall Sawgrass Lakes, City Council field trip, 9/11 Memorial.

Mayor Martin: City Council field trip, Fireboard Meeting, Quarterly County meeting, St. Lucie West Presidents' meeting, Morning with the Mayor, PD awards, Amore Grand Opening. Discussed the All-America City event at the Port.

16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)

17. Adjourn

There being no further business, the meeting was adjourned at 1:48 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk